

Committee Bill #4 An act concerning Connecticut's present and future housing needs  
Bill 6780 An act concerning tenant's rights  
Proposed HB 6589 Rent stabilization in mobile/manufactured home parks

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I have served on the CT Mobile/Manufactured Home Advisory Council for the last twenty-four years and I am an officer in the Connecticut Manufactured Home Association. My Dad started our family owned mobile home park business when he came home from World War II. Sixty five years later we own and operate four mobilehome communities with 290 spaces in CT and another 215 spaces in MA.

I really wanted to speak to you on Bill 6589; rent stabilization in mobile/manufactured home parks but at 1:00 in the morning I was still 60 people away from speaking and I just couldn't stay awake any longer. I admire your stamina in last Tuesday's hearing.

Rent caps or rent stabilization is not the solution to the problem. Neither my tenants, who own their own mobilehomes, nor I can control increases for insurance, electricity, taxes, repairs, water bills, snow plowing and general overhead; yet rent stabilization would restrict a park owner's ability to meet these increased expenses.

With the act concerning tenant's rights and the present and future housing needs, I have several thoughts to share. I am deeply concerned for the future of landlords. We need to continue to protect our property rights, our tenants and our properties. We, both landlords and tenants, are struggling with ongoing inflation and the general economic downturn since covid. So if we can't raise our rents until one year after a health emergency, then I assume utilities, taxes, insurance etc would receive the same prohibition?

With regard to tenant screening reports, last year we processed 63 applications and accepted 25 as tenants. We could add this into the rent but then you want to cap the rent? How is this fair to all my tenants who have good credit, that they now have to bear the responsibility through paying a rent increase to cover the cost of applications of future tenants with bad credit.

We need to encourage the growth of new affordable housing units, including new mobilehome parks. This is a supply and demand issue for rental housing, but it really doesn't apply to mobilehome parks where the tenants own their home. If you are in Killingworth for example and can afford to purchase a \$125,000 mobilehome for cash and the lot rent is \$481.00 a month, the park owner screens your application for a debt to income ratio to make sure you can afford the rent.

We need to have more programs like "Alway's Home" which has services including case management support, short term rental assistance and resources to overcome childcare and transportation emergencies so parents can work.

Rent stabilization is not needed as there already are fair rent commissions in place to “control and eliminate excessive rental charges”. It is redundant to have rent stabilization and fair rent commissions; give the fair rent commissions a chance.

By limiting what can be charged for mobilehome park lot rental you are limiting what can be done for repairs and maintenance. If you limit the income, you limit repairs and maintenance and capital improvement, these will eventually turn these properties into slums that are abandoned. Rent limits will only worsen the state's shortage of housing.

Rent control in Massachusetts was defeated in the 1994 ballot initiative. Now 28 years later Connecticut wants to go backward and mandate what landlords can charge for rent? If you are going to do that then you should limit the increase on all expenses, including real estate taxes, utilities (especially electric), food, insurance, medicine, etc.

I oppose rent stabilization because I believe it is detrimental to mobilehome owners and to mobilehome park owners. I surveyed forty-five mobilehome parks and \$485.00 is the average monthly lot rent in CT. Lot rentals range from \$405 to \$610 a month and are based on location, amenities and services provided.

I strongly oppose bills that promote the government regulating what we should charge for the use of our property. After 65 years, you only see the results of the hard work and money invested by my family and myself. You don't see the late nights, early mornings, failures, obstacles and risks taken by us to now be told how much we can charge for lot rental.